

ORDINANCE NO. 1304

AN ORDINANCE OF THE LODI CITY COUNCIL REZONING A 20+  
ACRE PARCEL ON THE NORTH SIDE OF ALMOND DRIVE, LODI,  
CALIFORNIA,  $\frac{1}{4}$  MILE WEST OF CHEROKEE LANE (4131  
EAST ALMOND DRIVE - NOMA RANCH) FROM R-2, SINGLE-  
FAMILY RESIDENTIAL TO P-D (26), PLANNED DEVELOPMENT  
DISTRICT NO. 26, WITH CONDITIONS.

THE CITY COUNCIL OF THE CITY OF LODI DOES ORDAIN AS FOLLOWS:

Section 1. The Official District Map of the City of Lodi adopted by Section 27-2 of the City Code of the City of Lodi, is hereby amended by the rezoning of a 20+ acre parcel on the north side of Almond Drive, Lodi, California  $\frac{1}{4}$  mile west of Cherokee Lane (4131 East Almond Drive - Noma Ranch) from R-2, Single-Family Residential to P-D(26), Planned Development District No. 26 with the following development conditions incorporated therein:

1. For lots designated for Single-Family Development:

- (a) The lot size shall be as shown on the development plan as adopted by the City Council;
- (b) Building set-backs for front, side, street side and rear yards shall conform to Section 27-6, R-2 Residential District-One Family of the Lodi Municipal Code;
- (c) The maximum lot coverage shall not exceed 45 percent of the lot area;
- (d) The maximum height shall be two-stories or 35 feet, whichever is the greater;
- (e) Two off-street parking spaces shall be provided for each lot with both spaces covered and in conformance with the set-back requirements of Section 27-6 of the Lodi Municipal Code.

2. For corner lots designated for duplex development:

- (a) The lot size shall be as shown on the development plan as adopted by the City Council;
- (b) Building set-backs for front, side, street side and rear yards shall conform to Section 27-6 of the Lodi Municipal Code;
- (c) The maximum lot coverage shall not exceed 45 per-cent of the lot area;
- (d) The maximum height shall be two stories or 35 feet, whichever is the greater;
- (e) Two off-street parking spaces shall be provided for each unit in a duplex with all such spaces covered and in conformance with the set-back and driveway requirements of Sections 27-6 and 27-13 of the Lodi Municipal Code.

3. For Lot 41, Designate for Multiple-Family Purposes:

- (a) The maximum density shall be 15 units per gross acres with a maximum of 2.9 gross acres;

(b) Building Set-backs for front, side, street side, and rear yards shall conform to Section 27-7, R-GA Resident District-Garden Apartment of the Lodi Municipal Code;

(c) The maximum lot coverage shall not exceed 50 percent of the parcel area;

(d) The maximum height shall be two stories or 35 feet, whichever is greater;

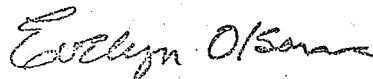
(e) Two off-street parking spaces shall be provided for each residential unit in the project with two-thirds percent (i.e., 66-2/3%) of such spaces covered and in conformance with the set-back and driveway requirements of Section 27-7 and 27-13 of the Lodi Municipal Code.

Section 2. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Chapter 27 of the Code of the City of Lodi and the laws of the State of California applicable thereto.

Section 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation, printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 18th day of January, 1984



EVELYN M. OLSON  
MAYOR

Attest:

  
ALICE M. REIMCHE  
CITY CLERK

State of California  
County of San Joaquin

I hereby certify that Resolution No. 1304 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 1, 1984 by the following vote:

Ayes: Council Members - Pinkerton, Reid, Snider, Murphy, and Olson (Mayor)

Noes: Council Members - None

Absent: Council Members - None



City Clerk